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RESOLUTION NO. 4181

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MANHATTAN BEACH, CALIFORNIA
APPROVING THE DECISION OF THE PLANNING
COMMISSION MADE IN ITS RESOLUTION NO.
84-51 APPROVING A CONDITIONAL USE PERMIT
PURSUANT TO THE APPLICATION OF ERNEST
WOLFMAN FOR PROPERTY LOCATED AT
1700 SEPULVEDA BOULEVARD IN SAID CITY

WHEREAS, there was filed with the Planning Commission
of the City of Manhattan Beach, California, an application by
Ernest Wolfman, A.I.A. on behalf of the owner Hotel Corporation
for a Conditional Use Permit affecting the use of real property
hereinafter described; and

WHEREAS, after duly processing said application and
holding a public hearing thereon on October 24, 1984, the
Planning Commission adopted its Resolution No. 84-51 approving
the Conditional Use Permit; and

WHEREAS, within the time permitted by law and pursuant
to the provisions of Section 10-3.1614 of the Manhattan Beach
Municipal Code, the City Council appealed the decision of the
Planning Commission; and

WHEREAS, the City Council of said City held a duly
noticed public hearing on December 18, 1984, receiving and
filing all written documents and hearing oral argument for and
against; thereafter on said December 18, 1984, the Council
directed that said decision of the Planning Commission as re-
flected in Resolution No. 84-51 be sustained and that said
Conditional Use Permit approval be granted;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND,
DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the application for Conditional Use
Permit was property made to the Planning Commission and that
thereafter the appeal was timely filed.

1 SECTION 2. That the Conditional Use Permit applied
2 for and the real property affected thereby are as follows:

3 Request: To allow the construction of
4 a 176-unit, Interim-Stay Motel
5 with ancillary conference
6 facilities on the property
7 presently occupied by Coast
8 Chrysler Auto Agency, and to
9 allow each unit to maintain
10 its own kitchen facilities.

11 Legal A portion of Lot 7, Section 19,
12 Description: Rancho Sausal Redondo Partition,
13 in the City of Manhattan Beach,
14 County of Los Angeles, State
15 of California, commonly known
16 as 1700 Sepulveda Boulevard.

17 SECTION 3. That after receipt and consideration of
18 the evidence presented to the City Council at its hearing
19 conducted on said application, the City Council makes the
20 following findings:

21 1. The purpose of the Conditional Use Permit is to
22 allow the construction of the interim stay motel facility, which
23 will include the construction of 22, 2-story structures containing
24 8 suites each, and to include the construction of a gate house
25 containing service and ancillary conference facilities, as well
26 as a recreation area consisting of a swimming pool, sports court,
27 and barbecue area. The Zone Variance is required to allow each
28 unit to maintain its own kitchen facilities, whereas Code requires
29 that a maximum of one kitchen for every five units only be
30 allowed.

31 2. The property is zoned C-2, General Commercial, and
32 is located within Area District II along the Sepulveda Boulevard
Commercial Corridor.

3 3. The Environmental Assessment completed for the
4 project determined that there would be no significant environ-
5 mental impacts associated with the project and, in addition, a
6 fiscal impact analysis was done in conjunction with the assessment
7 which concluded that the project would provide a substantial
8 amount of revenue to the City.

9 4. The applicant has revised the project to provide
10 the City with land for the future widening of Sepulveda Boulevard
11 and to provide for adequate circulation and access on and off
12 the site.

13 5. The project conforms to a majority of current
14 zoning standards, with the exception of the Zone Variance request,
15 including, but not limited to, building height, setbacks and
16 parking.

17 6. The project with the conditions enumerated below
18 will be compatible with all neighboring properties and uses.

1 SECTION 4. That the City Council does hereby approve
2 the recommendation of the Planning Commission and grants a
3 Conditional Use Permit to the applicant for property located
4 at 1700 Sepulveda Boulevard, subject to the following conditions:

5 1. Utilities serving the site shall be underground
6 pursuant to City ordinance.

7 2. Refuse enclosures shall be constructed and located
8 on the site subject to the approval of the Public Works and
9 Public Services Directors. The northernmost trash enclosure
10 shall be relocated away from the existing residences to avoid a
11 nuisance to the adjoining properties.

12 3. All abandoned driveways shall be removed and all
13 damaged curb, sidewalk, and gutter on Sepulveda Boulevard shall
14 be reconstructed.

15 4. A minimum 10-foot wide landscape strip shall be
16 provided along the length of and adjacent to the Sepulveda
17 Boulevard frontage directly behind the 12-foot wide area to be
18 dedicated.

19 5. A minimum of 7% of the total area devoted for
20 parking and circulation shall be provided on the site in land-
21 scaped areas. Such areas shall be provided with substantial
22 landscaping. A specific plan shall be submitted in conjunction
23 with the Building Permit application which shall include a site
24 planting and tree planting plan, site drainage, and permanent
25 irrigation plans.

26 6. The project shall be constructed in substantial
27 conformance with the plans submitted on October 24, 1984.

28 7. A document shall be submitted for review and
29 approval by the Department of Community Development and the City
30 Attorney which restricts the property owner from converting the
31 motel units to apartments or condominiums. Said document shall
32 be recorded with the County Recorder prior to issuance of building
permits.

33 8. A decorative screen fence/wall shall be constructed
34 along the property lines, with the exception of the Sepulveda
35 Boulevard frontage, to provide a separation from the adjoining
36 properties.

37 9. A 12-foot wide strip along the project's Sepulveda
38 Boulevard frontage shall be dedicated to the City in fee simple
39 title to provide right-of-way for the future widening of
40 Sepulveda Boulevard.

41 10. The applicant shall relocate the existing 8 inch
42 water main on the site to a new alignment within the proposed
43 road pattern and shall dedicate a 10 foot wide easement to the
44 City of Manhattan Beach for maintenance and operation of under-
45 ground utilities.

46 11. No access from or to the site shall be permitted
47 from the existing 20-foot wide alley located adjacent to the
48 northerly property line.

12. All site nuisance and storm water shall be contained on site and outletted through the curb on Sepulveda Boulevard as approved by the Department of Public Works and Cal-Trans.

13. A site landscaping plan shall be submitted for approval in conjunction with the Building Permit application which shall include a minimum of 6 street trees on the Sepulveda Boulevard frontage of a size, variety, and location subject to the approval of the Public Works Department and Cal-Trans.

14. The applicant shall install three street lights on the Sepulveda Boulevard frontage subject to the approval of the Department of Public Works and Southern California Edison Company.

15. A lighting plan shall be submitted along with the Building Permit application to be designed to reflect away from all adjacent residential properties.

16. Fire hydrants shall be installed on and off the site as required and subject to Fire Department approval.

17. The project shall be constructed with fire modification systems, to include the installation of smoke alarms in each unit, an enunciator panel in the gatehouse which shall note to the attendant where the fire is located, and a direct connection to the City's Fire Department for immediate notification in the event of fire.

18. The proposed perimeter walls for the project shall be constructed with decorative materials, such as stucco, to be provided on both sides. The wall along the eastern property line shall be a minimum of seven (7') feet in height.

19. Landscaping and permanent irrigation shall be provided within the 12-foot wide area adjacent to Sepulveda Boulevard that will be dedicated to the City as well as on the east side of the wall proposed at the eastern end of the property, to provide an aesthetic visual buffer.

20. The City's Transient Occupancy Tax shall be paid to the City regardless of the length of stay of the guest, in compliance with applicable City and State regulations.

21. Access from 17th Street at the rear of the property shall be limited to emergency access only, and said access shall be limited by the installation of a decorative gate.

22. There shall be no construction vehicles on 17th Street except during construction of the structures along 17th Street.

23. All conditions enumerated herein shall be subject to approval by the Departments of Community Development, Public Works, Fire, and Public Services prior to implementation.

24. The Conditional Use Permit shall be reviewed annually.

SECTION 5. This resolution shall become effective immediately.

Ayes:	Holmes, Walker and Mayor Lesser
Noes:	Archuleta, Dennis
Absent:	None
Abstain:	None

Mayor, City of Manhattan Beach,
California

/s/ John Allan Lacey

City Clerk